

HOUSING AFFORDABILITY REGIONAL TASKFORCE

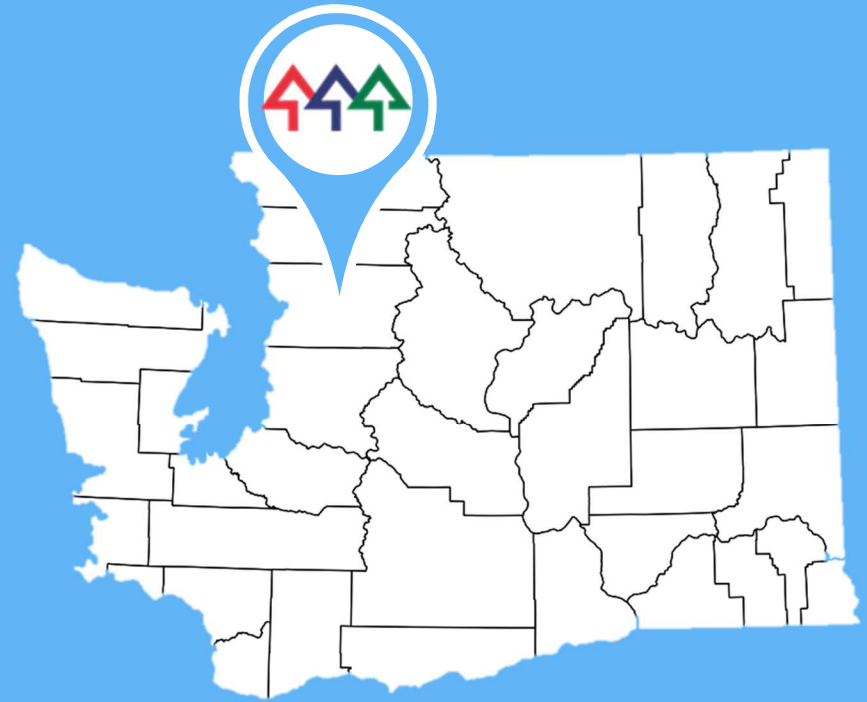
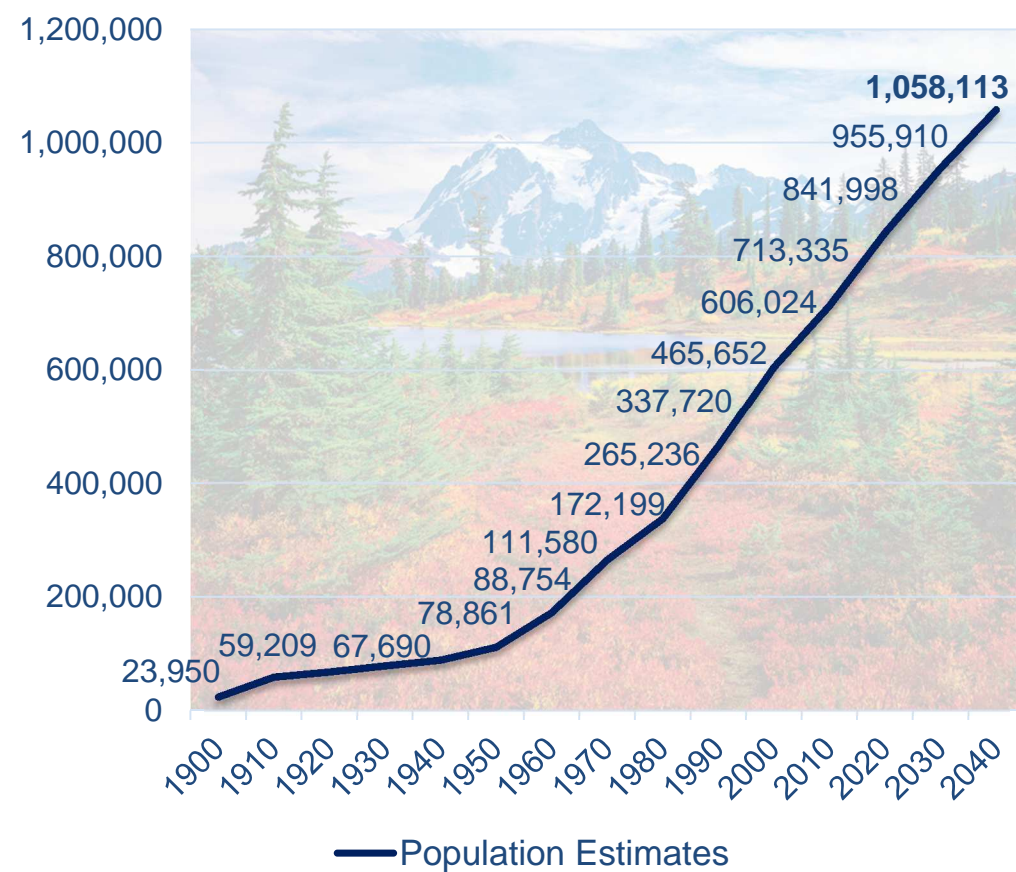
Mary Jane Brell Vujovic, Director
Snohomish County Human Services

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Snohomish County Planning & Development Services

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Housing Consortium of Everett & Snohomish County

Population Growth Snohomish County



12.4%

Snohomish County experienced a 12.4%
population change from 2010-2017



Jobs



Economic Activity



Building Boom



Housing Options





**Affordable
Housing**

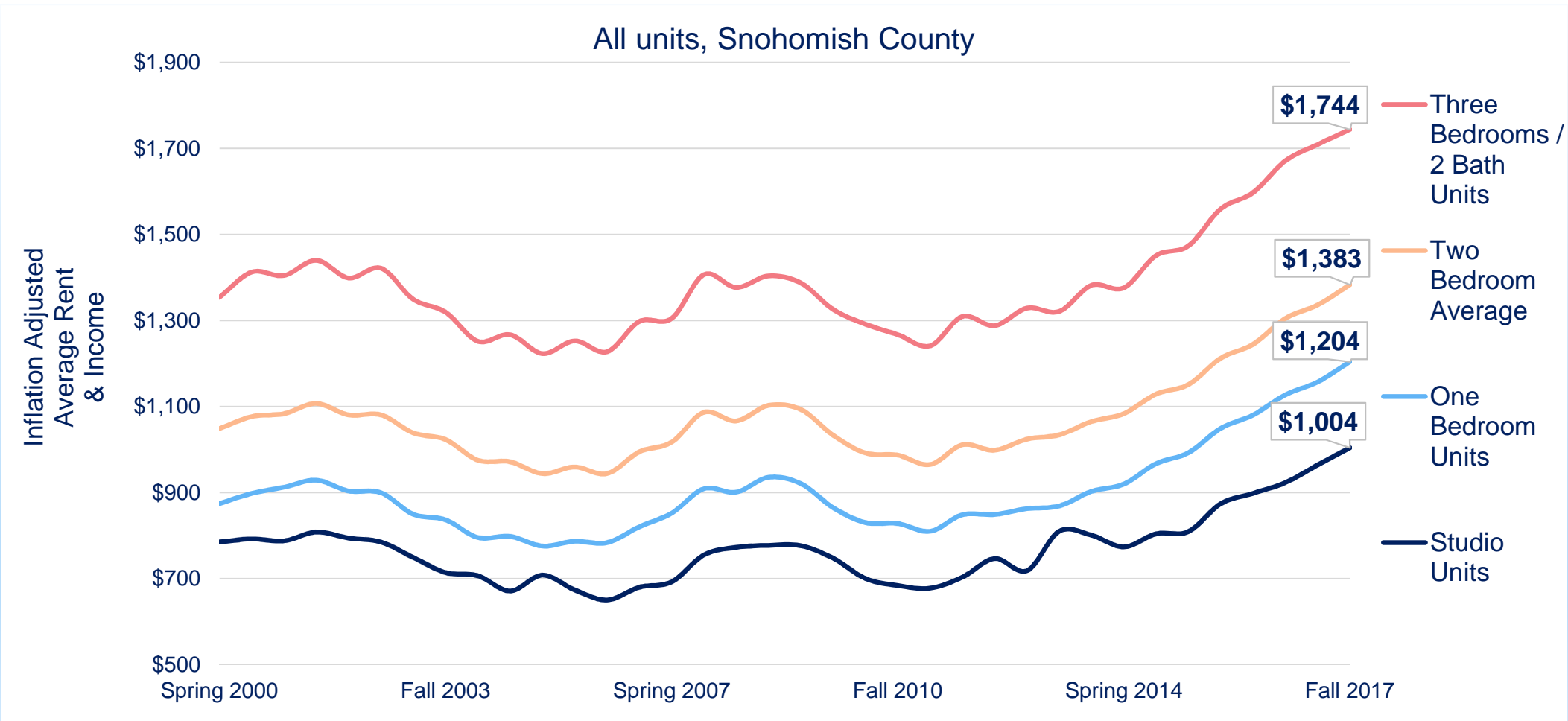
**Congested
Roadways**



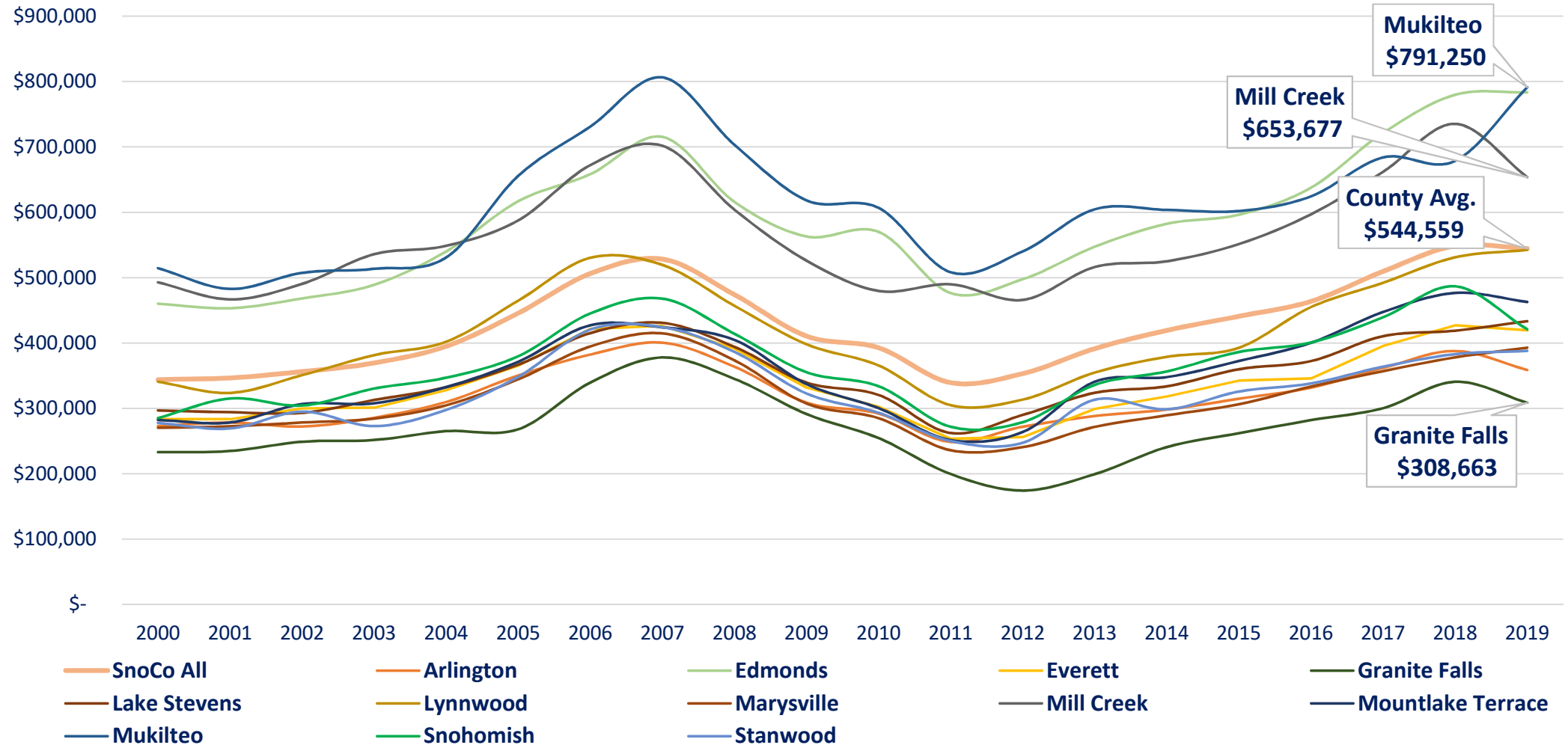
**Social
Infrastructure**



Changing Rents – 2000 to 2017 (inflation adj.)

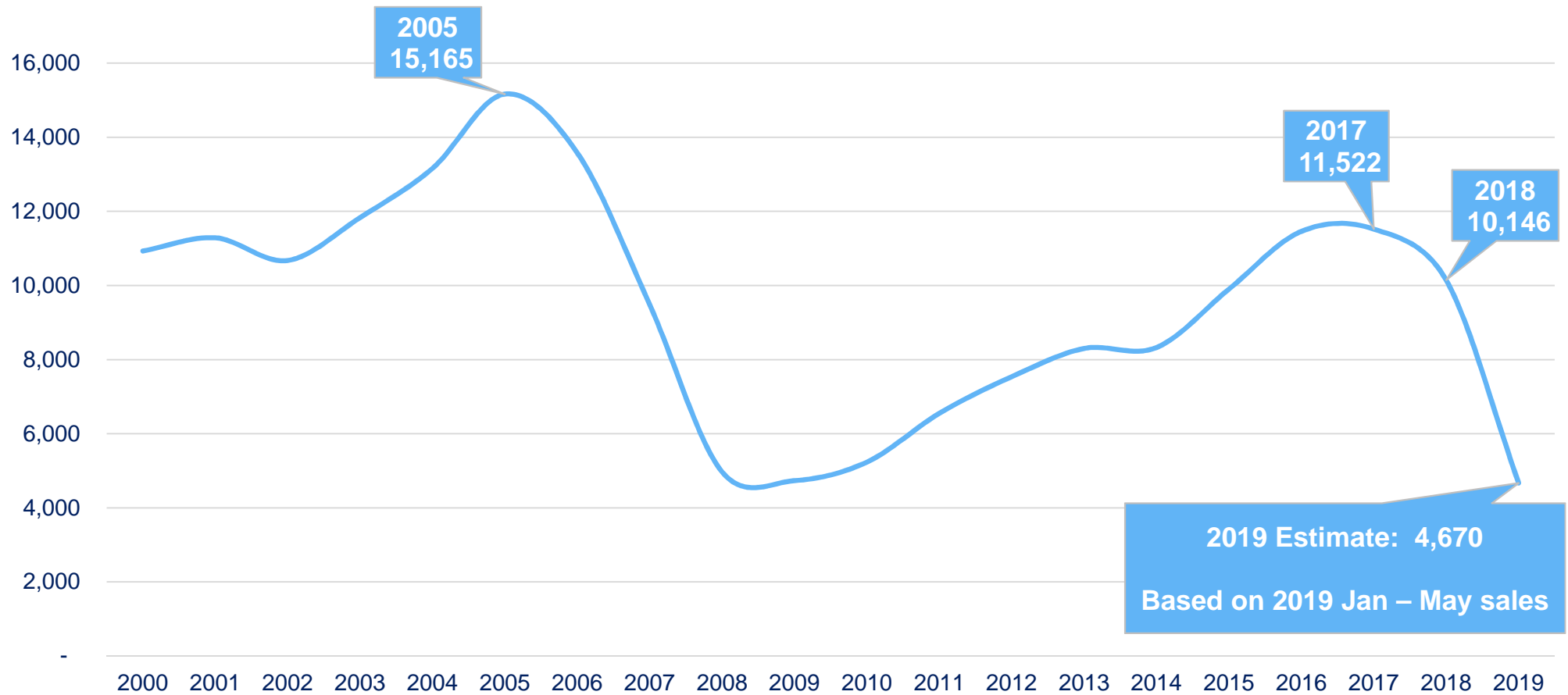


Single Family Home Sale Price



Single Family Homes Sold

2000-2018, 2019 Estimate



Qualifying for a Home Loan



- 1** If you know the sale price of the home...
- 2** And you provide loan parameters...
- 3** Then you can find the required income for the loan under these conditions



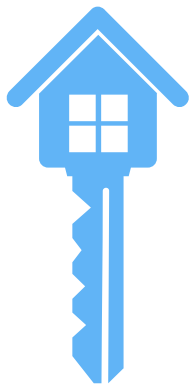
	Assumptions
Interest Rate	4.25%
# of Payments (1/month)	360
Annual Property Tax Amount	\$5,700
Annual Insurance Amount	\$900
Down Payment % (of sale price)	10%
Non-Housing Monthly Debt Amount	\$750
Maximum Debt to Income Ratio (DTI) (for affordability)	30%

What A Home Costs

PITI: *Principal, Interest, Taxes & Insurance*

House Type 2018 Vs 2010						
Starter Home: SFD/ Condo/TH<1300 sqft, <2br Change vs. 2010 Sale Price	+\$84k +39%	+\$373 +25%	+\$15k +17%	+\$9k +17%	+1,368 +185%	39 Years Old
Starter Home: SFD/ Condo/TH<1300 sqft, <2br Change vs. 2010 Sale Price	+\$84k +39%	+\$373 +25%	+\$15k +17%	+\$9k +17%	+1,368 +185%	39 Years Old
Retirement Condo/TH: <1500 sqft, <3br Change vs. 2010 Sale Price	+\$70k +30%	+\$309 +20%	+\$12k +13%	+\$7k +13%	+1,176 +170%	21 Years Old
New Construction: SFD/TH/Condo, <\$1M Change vs. 2010 Sale Price	+\$236k +53%	+\$893 +40%	+\$36k +30%	+\$21k +30%	+271 +18%	N/A
New Construction: SFD/TH/Condo, <\$1M Change vs. 2010 Sale Price	+\$236k +53%	+\$893 +40%	+\$36k +30%	+\$21k +30%	+271 +18%	N/A
Anything <250k?! Change vs. 2010 Sale Price	-\$27k -11%	-\$120 -7%	-\$5k -5%	-\$3k -5%	- 1,783 - 65%	40 Years Old

Current Situation



- Rent has risen over 40%, home sale price up 40-65%

Meanwhile, median income has risen by 18%

Income not keeping pace –rising slowly, stagnant, or declining

- Housing production is majority single family in Snohomish County

Residential zoning majority SFD, MF zoning is limited

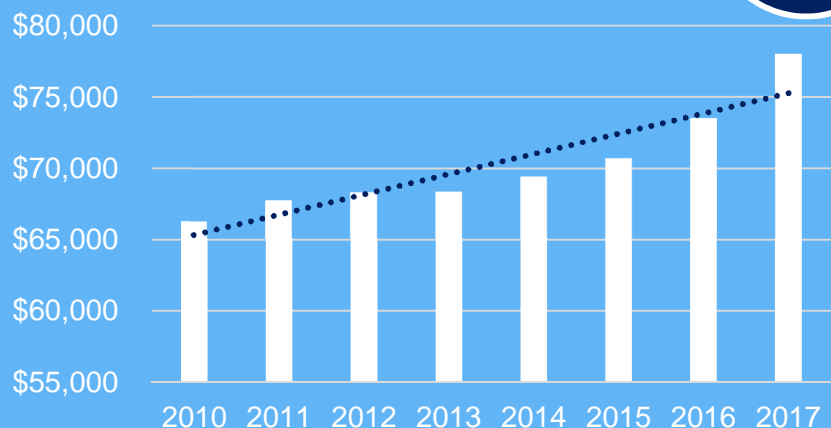
- Living further from work is not a desirable affordability solution from a quality of life standpoint
- The market is not producing enough affordable housing to meet current needs



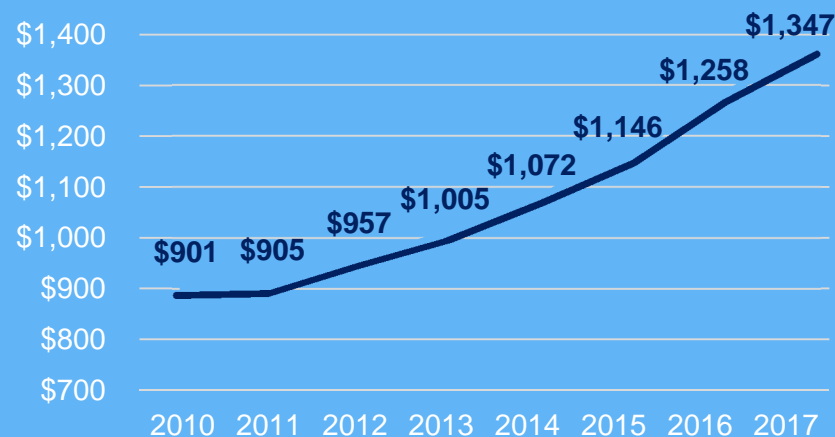
Housing Costs

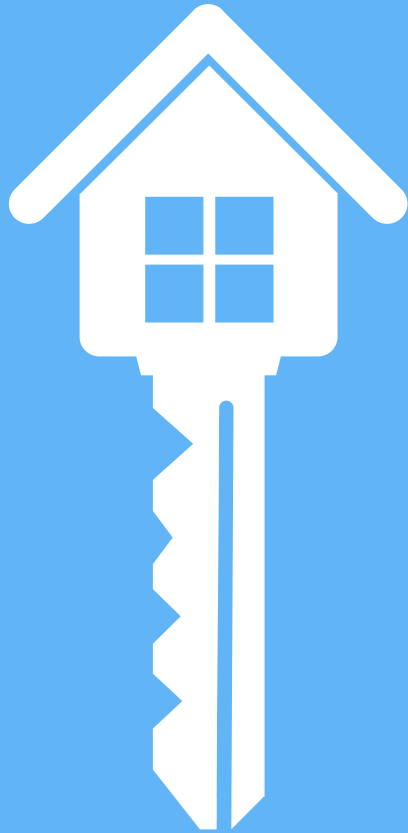
Stagnant Area Median Income (AMI) **versus** rapid increases in cost of housing

Household Median Income



Average 2-Bedroom Rent





Housing Definitions

Affordability

Housing is considered affordable if **no more than 30%** of income is spent on housing costs, including utilities

Area Median Income (AMI)

AMI is the household income for the **median household** in the region

Cost-burdened

The Department of Housing & Urban Development (HUD) determines a household to be cost-burdened if **more than 30%** of income is spent on housing

Severely cost-burdened

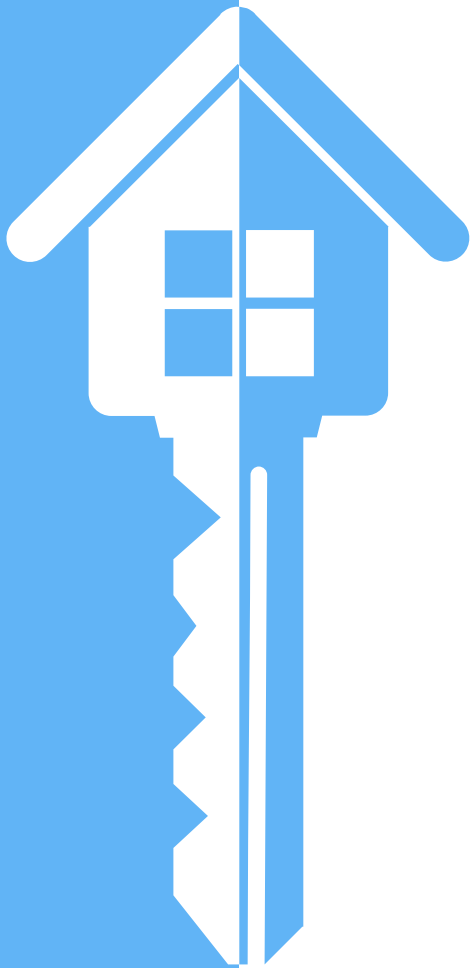
Households that spend **more than 50%** are considered severely cost-burdened

Snohomish County



INVENTORY			
Category	0-30% AMI	31-50% AMI	ALL
TOTAL	7,022	4,864	11,886
Rental	2,258	4,358	14,497
Voucher	4,764	457	5,323
Homeowner	0	5	546
Tulalip	26	14	232
Manufactured	0	30	95

NEED			
Category	0-30% AMI	31-50% AMI	ALL
TOTAL Low Income HHs	35,893	33,969	69,862
Cost Burdened	5,172	13,873	34,411
Severely Cost Burdened	22,738	10,543	38,601
Total Cost Burdened % of bracket	78%	72%	67%



Why Build Affordable Housing?

When people have safe, stable, and affordable housing:



Educational outcomes are better for kids



Employment outcomes are better for adults



Health outcomes are better for everyone



Communities thrive and cities prosper

Policy & Funding Suggestions



Housing Levy for
affordable housing

.01% sales tax



Reduced parking
requirements



Impact and
connection fee
waivers

Affordable housing
as an integral part
of TOD planning



Stronger
housing elements
in Comp Plans



VISION 2050



& Housing

Growth Management Policy Board • February 7, 2019

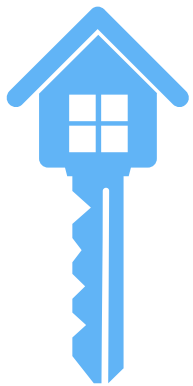


Puget Sound Regional Council

VISION 2050

Address long-term housing supply

Proposed Revisions:



01

New Policy (MPP-H-A)

to emphasize housing as a regional issue and the need for a coordinated approach to housing

02

Revise MPP-H-5 (centers)

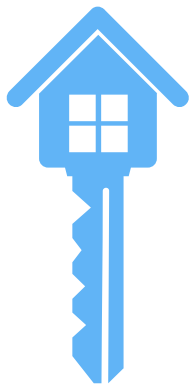
to better promote housing in centers and in proximity to transit



VISION 2050

Promote affordable housing in all development

Proposed Revisions:



03

New Policy (MPP-H-B)

to recognize the need for public intervention to provide deeply subsidized housing

04

New Policy MPP-H-C

to support and promote affordable housing near high capacity transit

05

Revise MPP-H-8 (innovative techniques)

to focus on tools to promote middle density housing options



Policy Background



**Growth
Management Act
(GMA)**



**Vision
2050 Multi-County
Planning Policies
(MPPs)**



**Countywide
Planning Policies
(CPPs)**

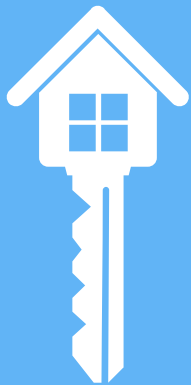


**General
Policy Plans
(GPP)**



Growth Management Act Requirements

Under **RCW 36.70A.130**
Snohomish County and it's
cities/towns are required to:



Plan

for the succeeding 20 year population and
employment growth forecast; and



Review and Revise

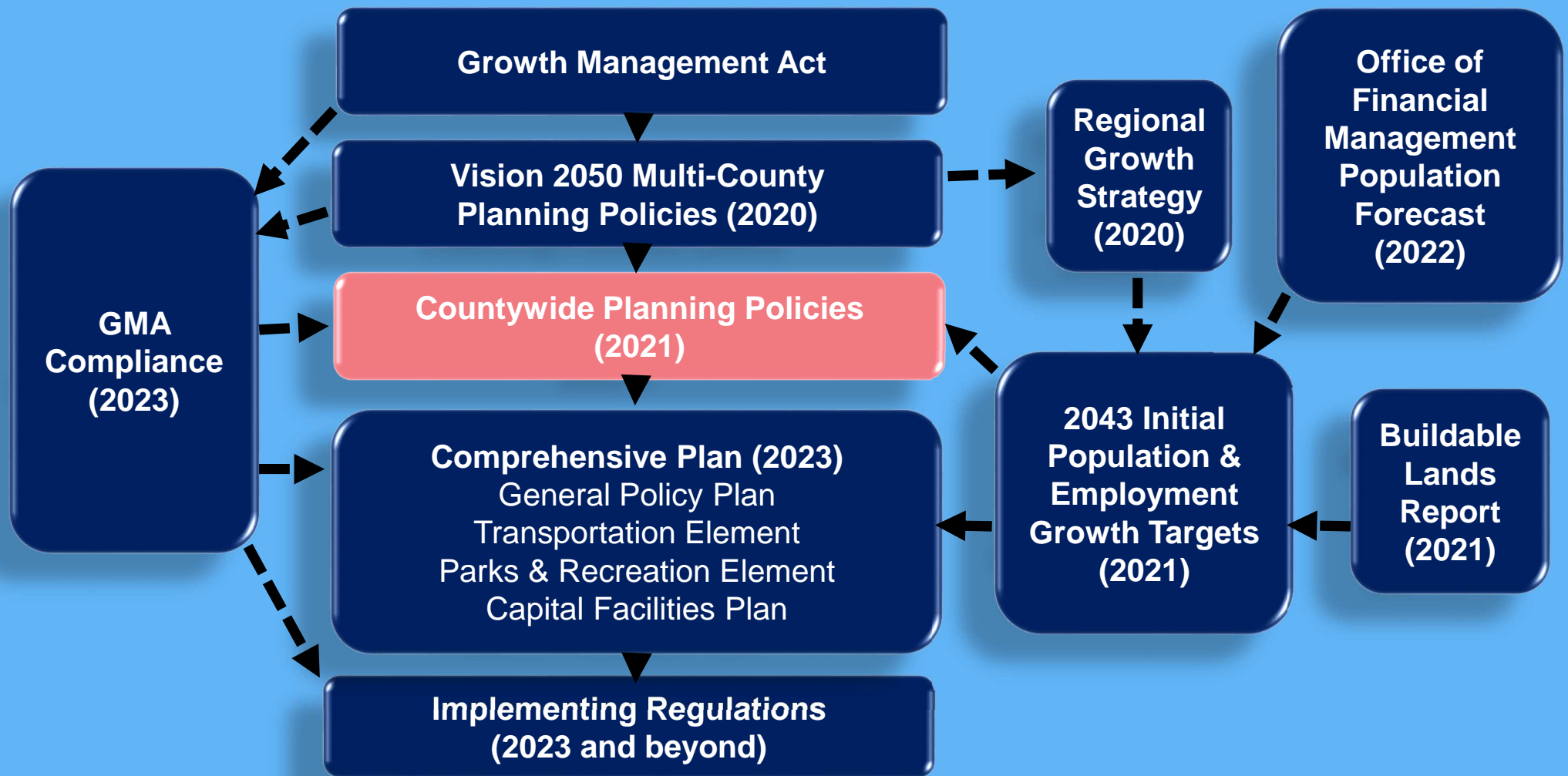
their comprehensive plans and development
regulations to ensure the plan and regulations
comply with the requirements of the GMA.



Under the GMA,
Snohomish, King, and Pierce Counties
must complete their comprehensive plan update
every eight years.

Deadline is June 30, 2023

GMA Update & Compliance Review Process



2023 Update Project Timeline (tentative)

#	Project/Task		2019	2020	2021	2022	2023
1	Vision 2050	★	■	■			
2	CPP Update	★		■	■		
3	Buildable Lands Report	★	■	■	■		
4	2043 Initial Growth Targets	★		■	■		
5	2020 Census/OFM Forecasts				■	■	
6	Major Docket Applications			■	■		
7	GMA Compliance Review				■	■	■
8	Comprehensive Plan Update	★	■	■	■	■	■
9	State Environmental Policy Act (SEPA)			■	■	■	■
10	Legislative Adoption Process					■	■
11	Public Participation	★	■	■	■	■	■
12	Reconciliation						■

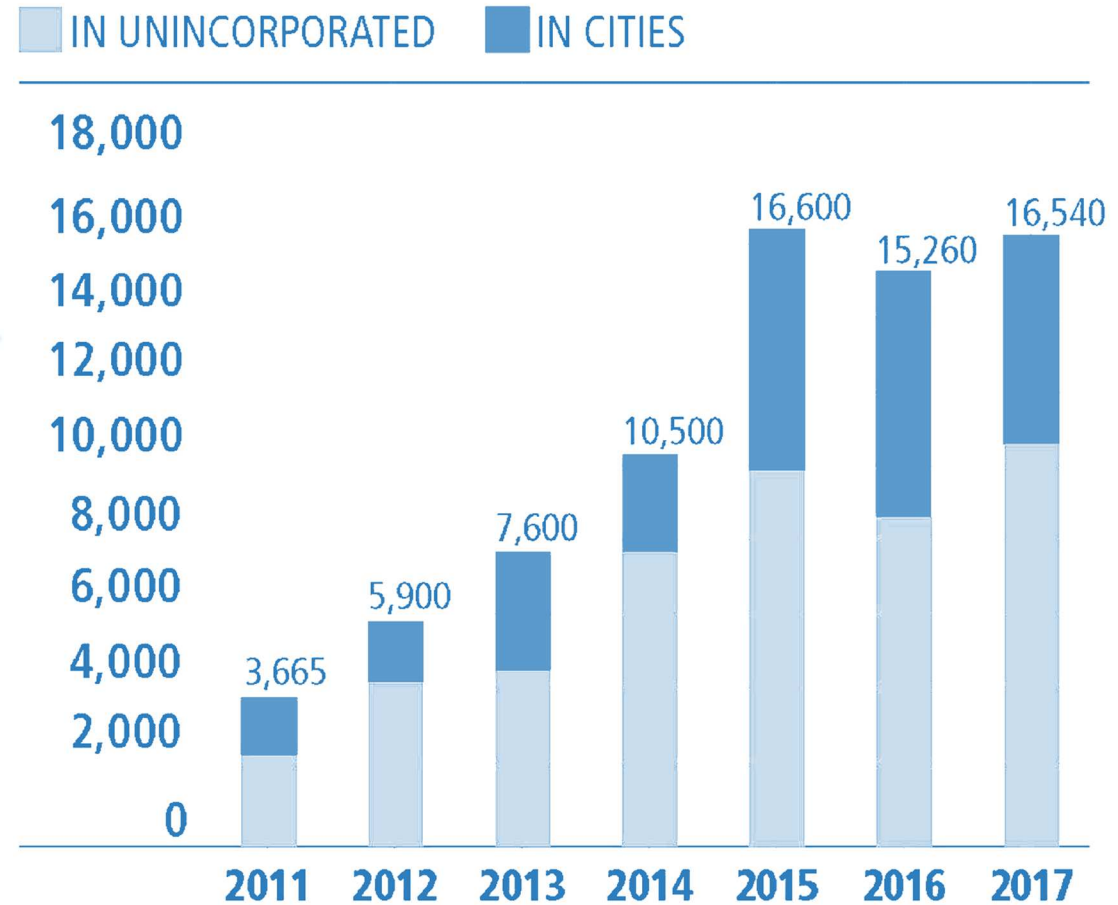


Snohomish County Tomorrow PAC Involvement

Urban Development Patterns



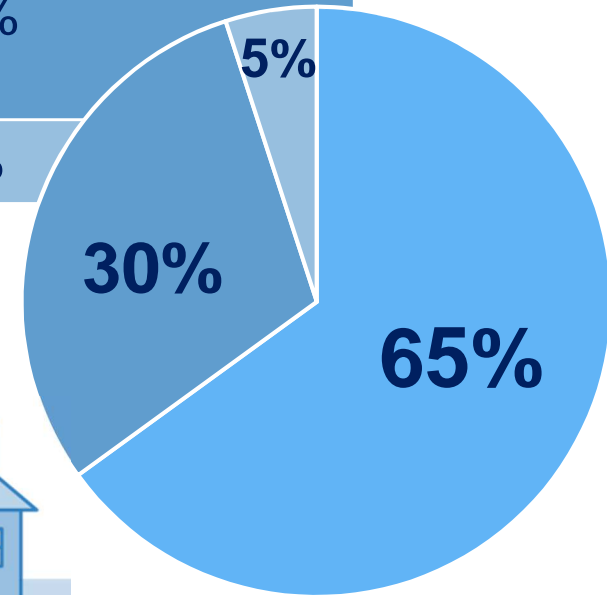
Snohomish County population growth



SOURCE: PUGET SOUND REGIONAL COUNCIL REPORT, JULY 2017

Snohomish County Housing Statistics – 2017 Census Bureau

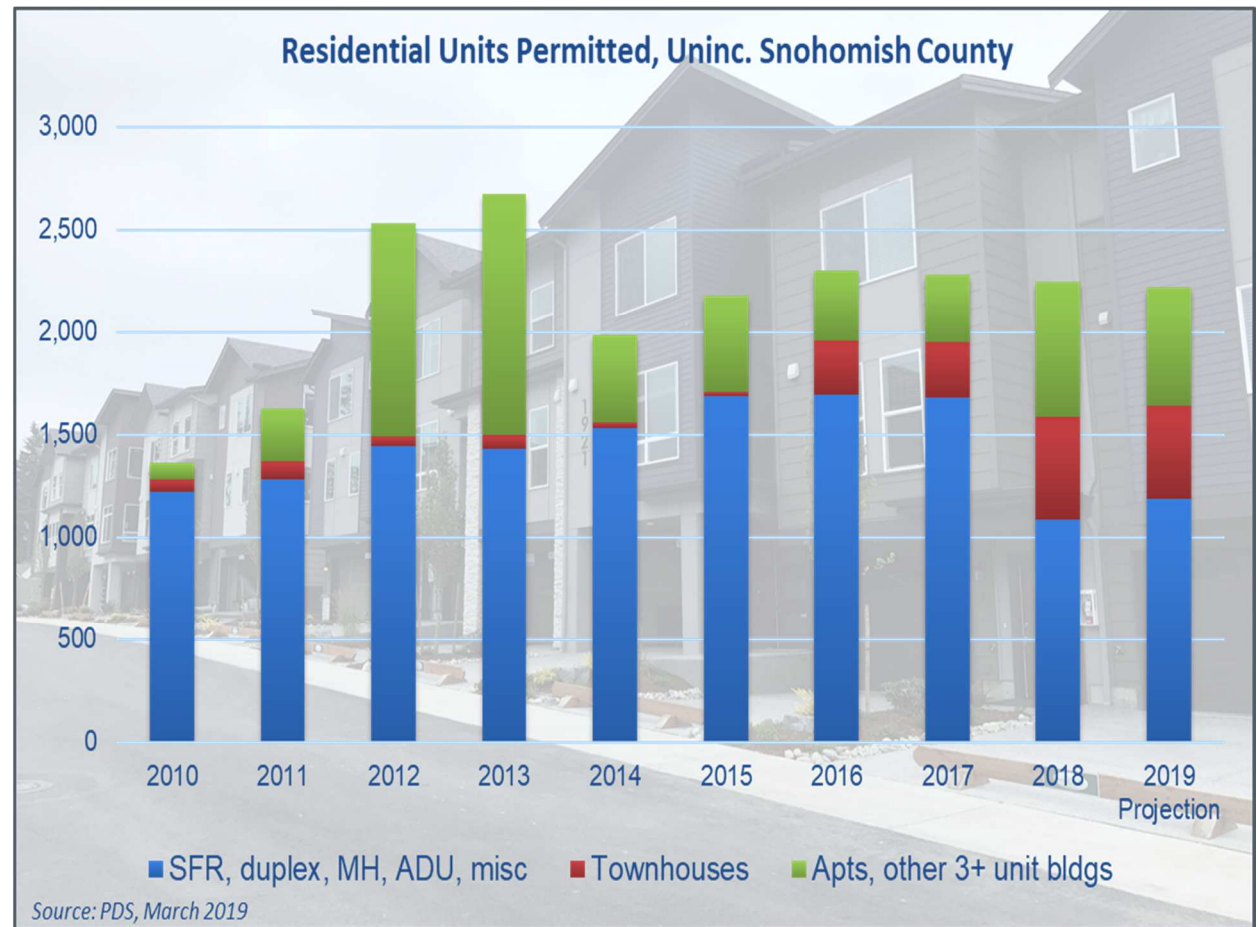
Total Housing Units	302,725
Single Family Detached	65%
Single Family Attached (Duplex, Multifamily)	30%
Mobile & Manufactured Homes	5%



Residential Construction Trends



*Starting in 2016,
townhouses became
an important segment of
residential construction in
unincorporated Snohomish County*



Emerging Trends and Themes



Unincorporated County Duplex Lots



Year	2014	2015	2016	2017	2018
Unincorporated Duplex Units Permitted	68	40	54	40	62

Emerging Trends and Themes

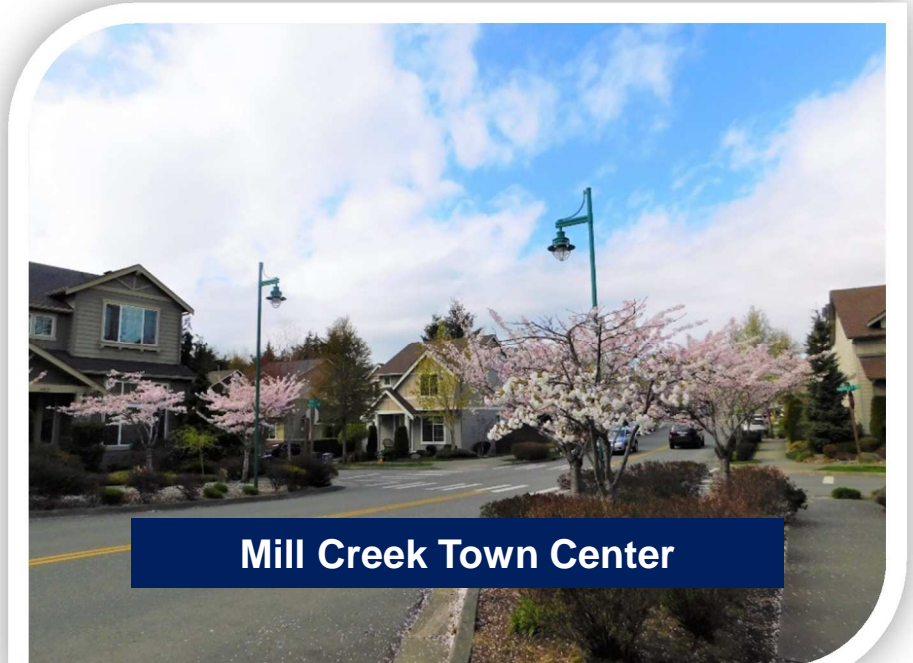


Unincorporated County Townhouses

Year	2014	2015	2016	2017	2018
Unincorporated Townhouse Units Permitted	28	16	264	271	450

Examples of Existing Medium Density Housing

Medium Density Condominiums



Examples of Existing Medium Density Housing

Cottage Style Housing



Our Future Situation

How do we get there from here?



Need to increase community awareness of the region & housing

- Land use policy & zoning will be reviewed



Solutions in current policy (incentives, ADUs, permit expediting, permit fee waivers, subsidies, etc.)

- Are important & very necessary
- But may not be the systemic changes needed to achieve our goals in 2050



Need to examine the interaction with service needs

- Many households will have additional service needs that must be considered along with access



Local governments working together not only *can*, but *WILL* make the difference!

HOUSING AFFORDABILITY REGIONAL TASKFORCE

Questions?

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